



CITY OF FORT PIERCE CITY COMMISSION

April 17th, 2023

**Twin Vee – Site Plan (Development Review & Design Review)
US Highway 1**

1

APPLICANT

EDC – Represented by Brad Currie AICP

PROPERTY OWNER(S)

Visconti Holdings LLC

PARCEL ID #(S):

2427-601-0069-000-3

SITE AREA

+/- 7.27 Acres

TWIN VEE – SITE PLAN & DESIGN REVIEW



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SUMMARY

Request for review of an application for a Site Plan (Development Review and Design Review) to construct an additional 23,456 square foot expansion together with a 4,389 square foot covered awning. The additions will connect two buildings which are used by the existing Twin Vee boat manufacturing business.

BACKGROUND

The subject parcel has a total of approximately 7.27 acres. The site is located at the south-west corner of the intersection of S. US HWY-1 and Edwards Road (3101 S. US HWY 1). An existing commercial storage use is located to the south. The FEC Railroad runs across the north-west boundary of the site. The Planning Board Recommended approval at their March 14th, regular meeting.

In general, the site is located in an area of commercial and light-industrial uses.

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SITE LOCATION



SITE AREA +/- 7.27 Acres

TWIN VEE – SITE PLAN & DESIGN REVIEW



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EXISTING



TWIN VEE – SITE PLAN & DESIGN REVIEW

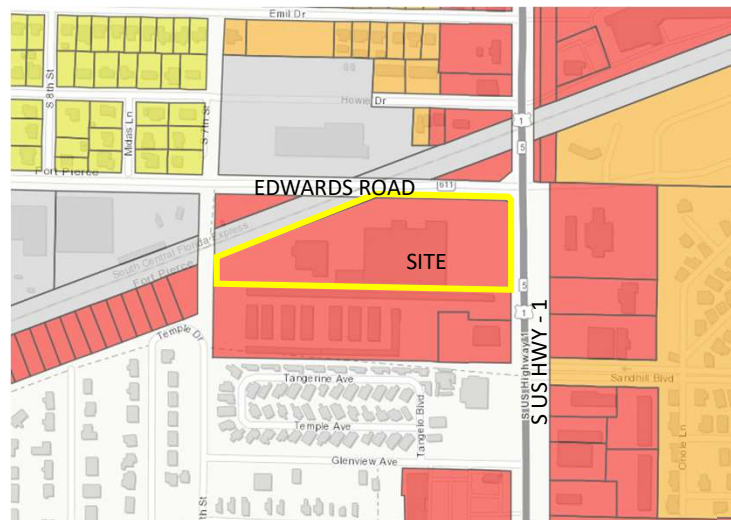


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EXISTING FLU - ZONING

FLU: General Commercial (GC)

Zoning: C-3, General Commercial

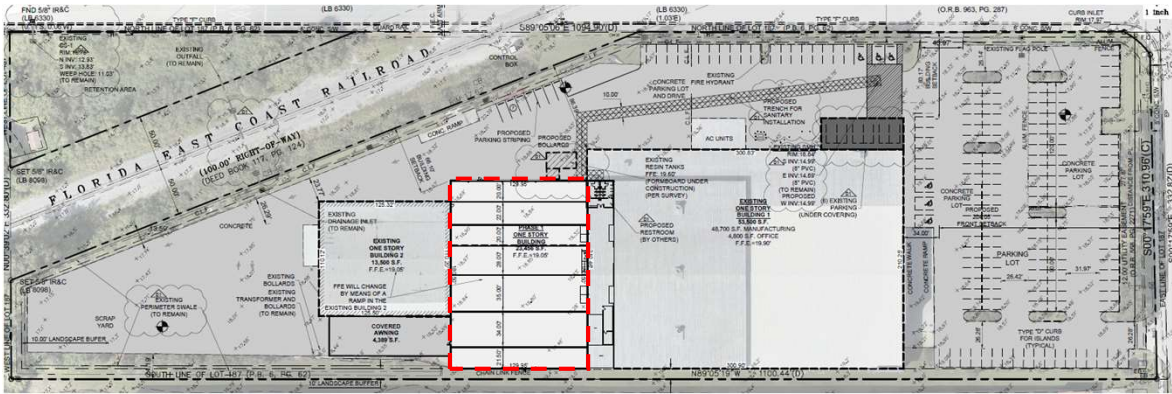


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SITE PLAN



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ELEVATION



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RECOMMENDATION

Staff recommendation is for the City Commission to **APPROVE** the Site Plan (Twin Vee, Development Review & Design Review).

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
- or
2. Disapproval.